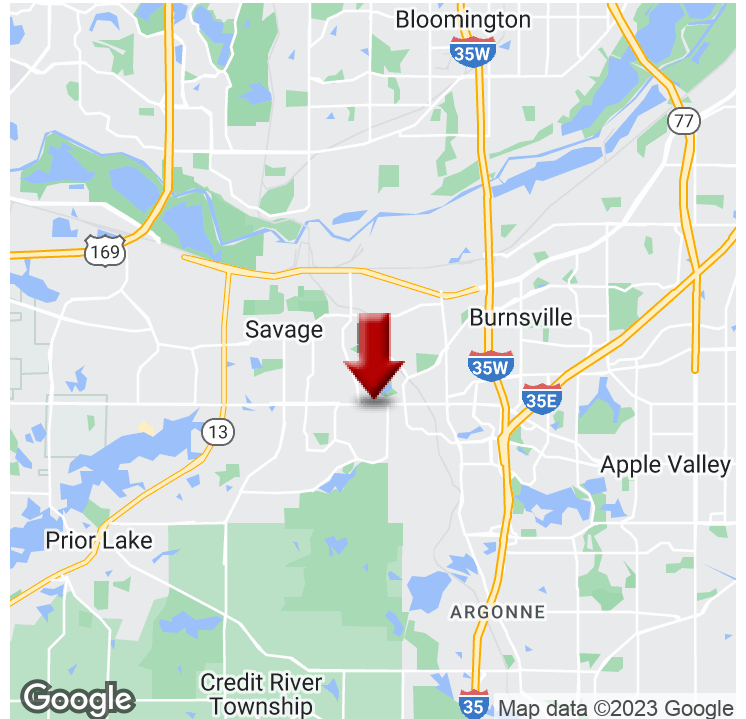


INDUSTRIAL-ZONED PISTOL & FIRE RANGE FOR SALE

THE BURNSVILLE PISTOL & RIFLE RANGE

14300 Ewing Avenue South, Burnsville, MN 55306



OFFERING SUMMARY

SALE PRICE:	\$1,350,000
LOT SIZE:	1.453 Acres
BUILDING SIZE:	13,500 SF
ZONING:	I-3 Industrial
PRICE / SF:	\$100.00
2021 TAXES:	\$ 28,736

CLICK HERE TO VIEW VIDEO

PROPERTY OVERVIEW

The Burnsville Pistol and Rifle Range (BPR) is a state-of-the-art gun range that includes 18 shooting lanes, 12 pistol, and 6 rifle lanes. The lanes are computerized and run using Meggitt/Caswell Operating Systems. The BPR is an ~ 13,500 square foot building that includes a spacious classroom, lobby area, and 6 storage spaces. The building is currently occupied, please do not disturb the current owners as the building is in full use. Private showings only.

This offering is AS-IS, with all FF&E included to run a similar business operation or for re-development, as this property is zoned I-3 Industrial.

* Buyer to confirm zoning and allowed uses with the City

PROPERTY HIGHLIGHTS

- State-of-the-art gun range with 18 shooting lanes
- I-3 Industrial Zoning for a variety of uses
- Cell Tower easement (No current income)
- 1.453 Acre site
- 28 parking stalls
- Co-Listing Broker: Jim Slater (612.590.1802)

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ADDITIONAL DETAILS:

- + Constructed as a gun range in 1983 & purchased by owner in 1993
- * Owner wishes to sell and not lease back
- + 2005: Addition doubled size of building (\$700K investment)
- + Approximate value of range equipment (\$360K)
- * Meggitt / Caswell Systems
- + Variety of revenue sources for existing business:
Rental Fees, Classes/Training, Shooting matches, Firearm sales, transfers, rentals, brass & lead collection, membership sales, ammunition & other retail
- + Classroom (1,100 SF)
- + Lobby Area (1,300 SF)
- + Storage Area (1,000 SF)
- +2 Bathrooms & 6 Storage Closets
- + New air system diffusers installed 2018 (\$12K value)
- + 90% LED lighting in shooting bays
- + Property is zoned I-3 Industrial
- * Please contact the City of Burnsville Planning & Zoning for more details on allowed uses and/or development opportunities

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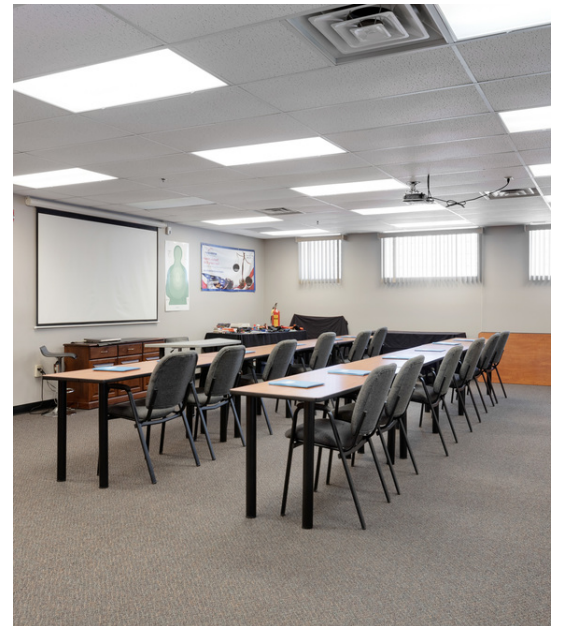
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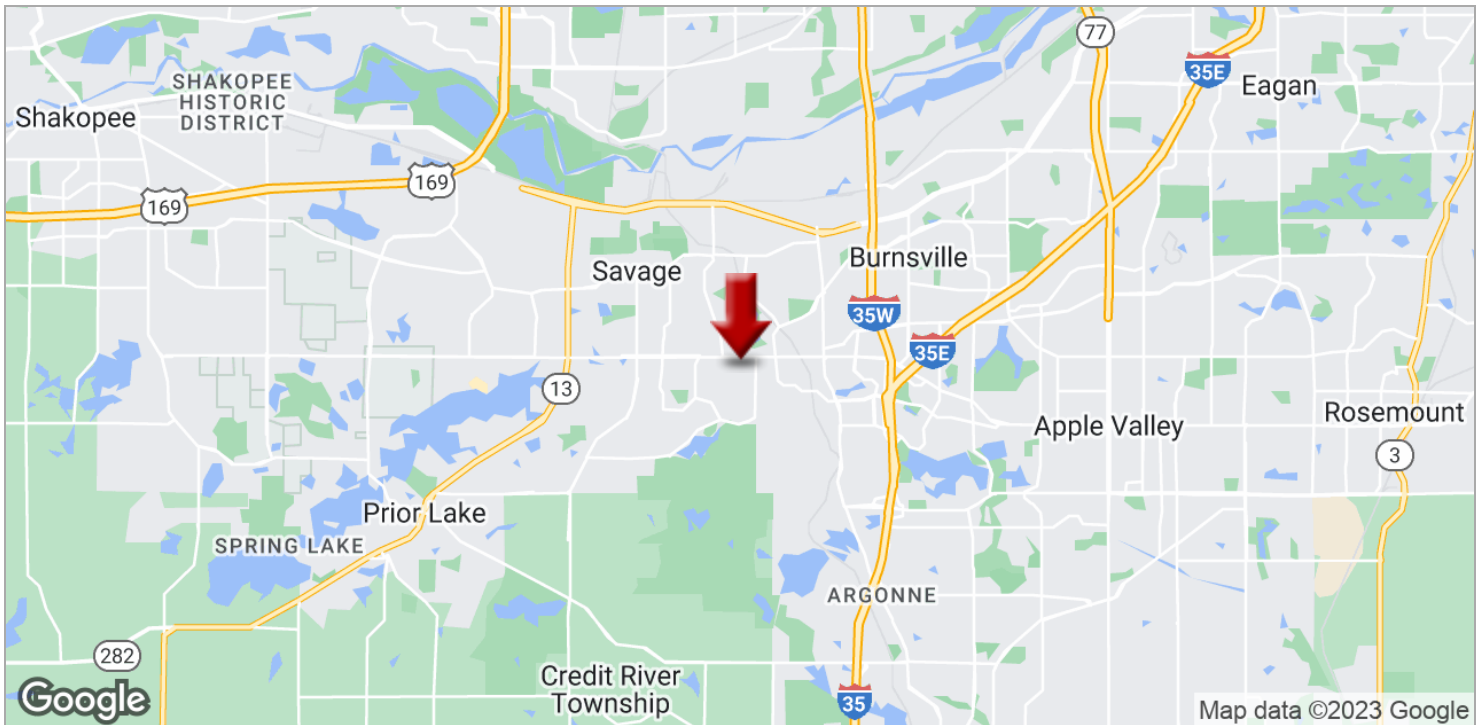
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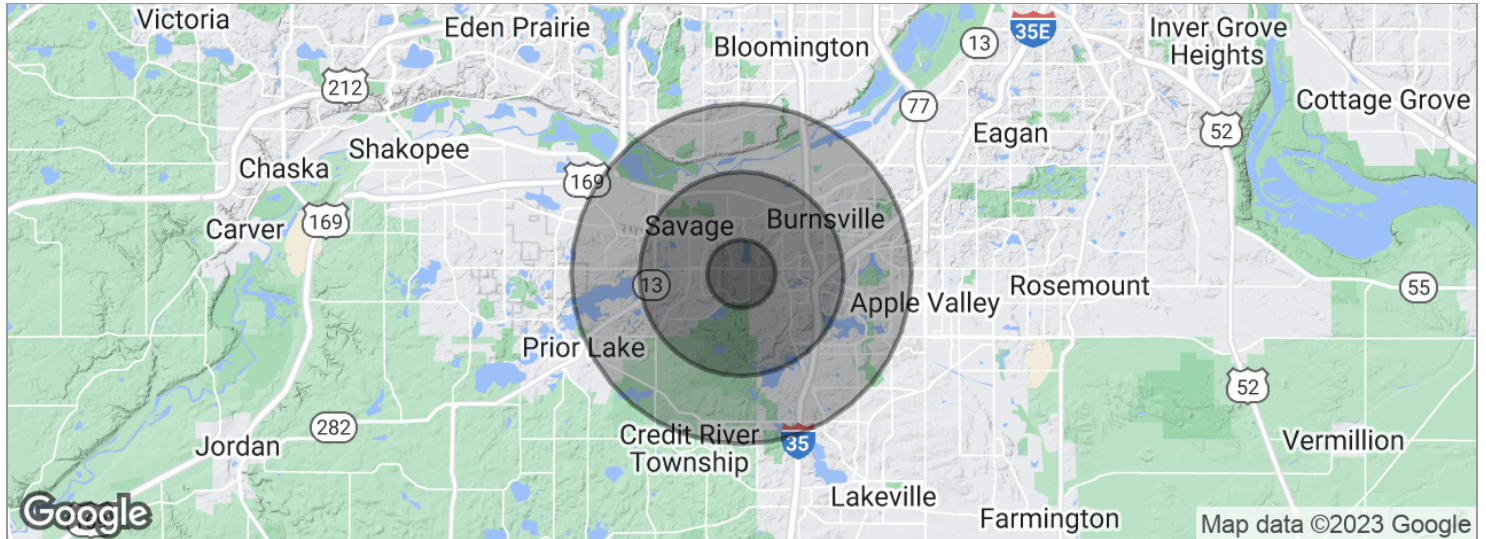
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,600	54,301	131,365
Median age	33.9	34.4	36.9
Median age (male)	34.3	34.1	35.6
Median age (Female)	33.3	34.3	37.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,568	19,421	49,814
# of persons per HH	3.0	2.8	2.6
Average HH income	\$93,663	\$90,629	\$90,669
Average house value	\$280,567	\$285,355	\$293,484

* Demographic data derived from 2020 ACS - US Census

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